

**ADEQUATE PUBLIC FACILITIES
ADVISORY COMMITTEE**

ACTION MINUTES

MEETING OF June 16, 2011

The meeting was convened at 7:02 p.m. In attendance – Julie Carr, Dennis Cain, Soo Lee-Cho, Tom Gibney (arr. 7:15), Charles Littlefield and Roald Schrack. Eric Siegel, Jason Anthony and Sean Hart were absent.

The chair moved, seconded by Charles Littlefield, to defer consideration of the minutes from the April 28, May 26, and June 9 meetings. The motion passed 5-0.

The staff provided the committee with two hand-outs. The first was a chart prepared for the West End Civic Association and the Mayor and Council meeting this evening, showing the school enrollment trends along with new residential development built in the City between 2000 and 2010. The other was the latest version of the APFS manual, incorporating the revisions made by the Mayor and Council for the pending Silverwood annexation.

Charles Littlefield moved, seconded by Dennis Cain, to amend the agenda since the Board of Education representative had not arrived. The motion passed 6-0.

Discussion then began with Deane Mellander on how green space is administered within the City. Deane noted that in the zoning ordinance, there is a definition of “open area” and also one for public use space. Open area could be any type of amenity space, which might be accessible to the public, or it might be private. Public use space, where required, is included with open area, but must meet the public accessibility requirements set forth in ordinance.

The open area and public use space requirements in the mixed-use zones were added to the zoning ordinance with the comprehensive revisions adopted in 2008. Prior to that time, there were no minimum green area requirements in the commercial zones. The residential zones are governed by the maximum lot coverage (i.e., building coverage) requirements. In the single unit detached zones, there is a limitation on the amount of impervious area allowed in the front yards.

The discussion then turned to consideration of scheduling an extra meeting on a night other than Thursday. Roald Schrack noted that he will be on vacation from June 22 to July 2. The chair will poll the other committee members to see which alternate night would be best for the most members. It will likely be one of the two following Wednesdays – June 29 or July 6.

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Roald suggested that the committee consider re-directing the Fire/EMS standard towards the EMS services, since most all major buildings in the City are sprinklered. He is also concerned that the older homes without sprinklers are a potential hazard. He would like to see the Fire Department embark on an aggressive program to encourage these residents to install smoke detectors and have a fire extinguisher on hand. While the APFO is essentially directed towards new development, we should still have such a safety program in place. Dennis Cain noted that John Hall, in his comments to the committee, suggested looking at revisions to the Fire/EMS standards in the manual, rather than revise the APFO.

Tom Gibney inquired if there was some way to know what kind of revenues the City might receive if the Silverwood development goes through. Staff will look into it. Tom would also like to know when the Mayor and Council will consider the zoning in connection with the annexation.

Invited speaker Tom Harrington, Director of Long Range Planning for WMATA (Metro), then spoke to the committee on Metrorail's long-term capacity projections and how they are to be met. His presentation is summarized in the PowerPoint slide program attached to these minutes.

In his commentary, Mr. Harrington noted that system-wide there is about a 1/3, 1/3, 1/3 modal split between pedestrians, bus riders, and auto drivers getting to Metro stations. About 25-30% of the boarding riders stay in the County – between Shady Grove and Friendship Heights. It was also noted that in the 2040 growth projections, that the 10,100 additional population was only for the Rockville station service area, not for the whole city.

Metrorail has about an 80% operating cost recovery, while buses only have about 30% cost recovery. There is a problem getting funding to obtain the new cars (approximately \$3 million each) to increase all the trains to 8 cars. The current average is seven car trains, a mix of six and eight cars.

Soo Lee-Cho asked if there was some mechanism for giving the local jurisdictions some assurance that there will be service capacity. Mr. Harrington responded that it depends mostly on which jurisdiction you are in. In Maryland, the funding is administered by the state and includes about half those funds from the Federal government. He also noted that if Metro could increase the average bus speeds by only 3 mph, it would save about \$50 million in operating costs per year.

Charles Littlefield asked if there are any bus priority lanes in the area. Mr. Harrington noted that there are a few in D.C., including a pilot program on a portion of 7th Street. The issue is still illegally parked cars and vehicles stopped for deliveries. There are also the HOV lanes on several of the local freeways, and Alexandria has some reserved lanes for buses and HOV vehicles.

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There may be some opportunities along Rockville Pike. Study is under way. Note that Metrobus in the County is primarily providing cross-county service, while Ride-On provides most of the major roadway services. Metro is also looking for more opportunities for shared parking facilities, such as the one at Grosvenor which is used for commuter parking during the day and the Strathmore arts center in the evening. [Note: In answer to a query at the meeting, the parking lot between the Metro tracks and Hungerford Drive is owned and operated by Metro, not the City]

Soo Lee-Cho commented that she felt that the committee shouldn't commit recommendations to paper until they have heard from the other stakeholders. Roald Schrack felt that the committee needs more time for deliberation rather than just data collection.

The staff will contact Laura Berthiaume to see if she can come on another night.

The meeting was adjourned at 9:31 p.m.